091.A	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	652,300	/	652,300
USE VALUE:	652,300	/	652,300
ASSESSED:	652,300	/	652,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		JEFFREY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAROOTIAN EDWARD & ZELLA
Owner 2:	
Owner 3:	
Street 1:	15 JEFFREY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,802 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1916 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6802.000	214,800	700	436,800	652,300
Total Card	0.156	214,800	700	436,800	652,300
Total Parcel	0.156	214,800	700	436,800	652,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.45 | /Parcel: 340.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,800	700	6,802.	436,800	652,300	652,300	Year End Roll	12/18/2019
2019	101	FV	201,700	700	6,802.	443,100	645,500	645,500	Year End Roll	1/3/2019
2018	101	FV	201,700	700	6,802.	330,800	533,200	533,200	Year End Roll	12/20/2017
2017	101	FV	201,700	700	6,802.	299,500	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	201,700	700	6,802.	287,100	489,500	489,500	Year End	1/4/2016
2015	101	FV	204,800	800	6,802.	243,400	449,000	449,000	Year End Roll	12/11/2014
2014	101	FV	204,800	800	6,802.	230,900	436,500	436,500	Year End Roll	12/16/2013
2013	101	FV	204,800	800	6,802.	219,700	425,300	425,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7453

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH JUDITH M	15355-340		12/12/1983		108,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	966	New Wind	8,074	C				
7/20/1998	484	Alterati	45,000					DEMO/REBUILD HOUSE
9/21/1993	467		30,000					ADD SUNROOM 15X12

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2019	Meas/Inspect	DGM	D Mann
11/9/2018	MEAS&NOTICE	CC	Chris C
2/28/2012	Inspected	BR	B Rossignol
4/15/2009	Entry Denied	372	PATRIOT
11/10/2000	Hearing Chag	189	PATRIOT
2/23/2000	Mailer Sent		
2/23/2000	Measured	264	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

129122

GIS Ref

GIS Ref

Insp Date

03/14/19

!7453!

PRINT

Date	Time
12/10/20	22:05:20

LAST REV

Date	Time
11/14/19	15:01:39

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	129122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6802		Sq. Ft.	Site		0	70.	0.92	5									436,844						436,800	

Total AC/HA:	0.15615	Total SF/SM:	6802	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	436,844	Spl Credit		Total:	436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311340
Depreciation:	96515
Depreciated Total:	214825

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

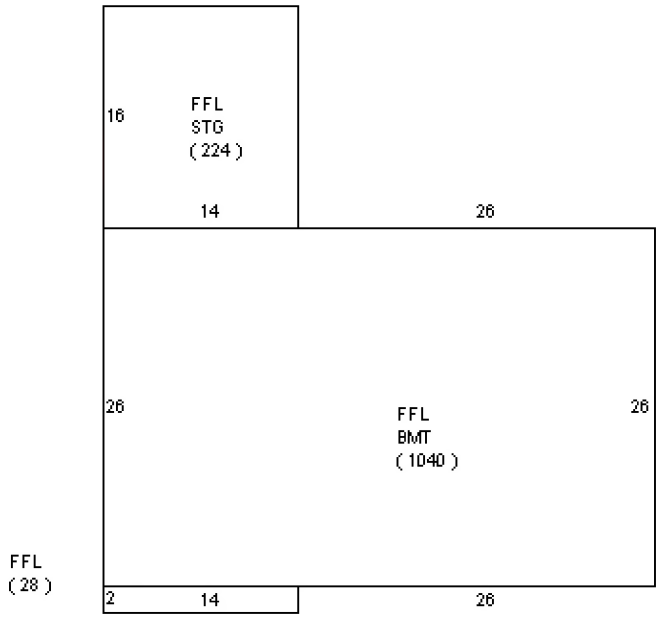
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	84.04
Final Total:	214800	Val/Su SzAd	166.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,292	128.240	165,682
BMT	Basement	1,040	53.470	55,614
STG	Storage	224	6.890	1,544

Net Sketched Area:	2,556			Total:	222,840
Size Ad	1292	Gross Are	2556	FinArea	1916

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.A-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X8	A	AV	1985	7.56	T	27.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700